

SIGNS

SECTION 2334: SIGNS [amended 8/98]

1. **Purpose and Intent:** The purpose of these requirements is to provide a framework within which the identification and informational needs of all land uses can be harmonized with the desires and aesthetic standards of the general public. It is a basic tenet of this Section that unrestricted signing does not benefit either private enterprise or the community-at-large. It is intended through the provisions contained herein to:
 - a. Give recognition to the legitimate needs of business, industry and other activities, in attaining their identification and informational objectives.
 - b. Reflect the primary purpose of signing as being the identification of a particular user or use on a property, but not necessarily every activity or service performed thereon.
 - c. Promote signs that are visible and can be readily seen from moving vehicles with the least amount of distraction and to prevent confusion that may cause abrupt, unsafe vehicular maneuvers.
 - d. Improve the quality of community life by encouraging signs compatible with the overall street setting and neighborhood character, appropriate and in harmony with the principal activities and structures being served and to promote legible signs in scale with the area in which they are seen.
 - e. Protect the public welfare and enhance the urban landscape by providing signs that do not create problems due to excessive size, height, number, or movement for users of public rights-of-way or contiguous properties.
 - f. Avoid excessive signing in order to give each business or use optimum visibility to passer-by traffic and if possible, prevent urban clutter, and to prevent one sign from blocking the view of another sign.
 - g. Retain property values by reducing visual blight because of such factors as clutter, poor maintenance, and light glare.
 - h. Safeguard the public use and nature of streets and sidewalks for pedestrian and vehicular traffic.
 - i. Support and complement the land use objectives of the Master Land Use Plan and this ordinance.
 - j. Place and size signs in such a way that scenic views are respected and visual obstructions to the natural landscape are minimized.

- k. Place and size signs in such a way to prevent visual obstructions in traveled rights-of-way that may obscure traffic signs, distract motorists or impair drivers' sight lines.
 - l. Protect the character of the City by encouraging the design of signs that reflect the City's favorable environment as an urban, waterfront community.
 - m. Maintain and enhance economic stability by retaining aesthetic appeal to residents and visitors, and encourage signing practices that will complement the City's character and natural environment.
 - n. Promote safety and security in and around businesses.
2. **Jurisdiction:** Signs not strictly permitted are prohibited. A permit shall be obtained for the erection, construction, alteration and/or replacement of any sign; except as hereinafter provided.

All regulated signs shall be approved by the city as to their conformance with the requirements of this Ordinance. The applicant shall provide the following:

- a. Total display area of the sign in square feet
 - b. Proposed setback of the sign from the road right-of-way, drives and adjacent properties
 - c. Sign type, purpose and height, and ground clearance if applicable
 - d. Height and width of building if the sign is a wall or wall projecting type
 - e. Lighting, type and screening, as appropriate.
 - f. Landscaping plans, as appropriate.
 - g. Site area and frontage
 - h. Site and building photos.
3. **General Requirements:**
- a. **Maintenance:** All signs and sign structures shall conform to all applicable codes adopted by the city. Signs shall be installed in a workmanlike manner and be maintained at all times in a state of good repair, with all braces, bolts, clips, supporting frame, and fastenings free from deterioration, insect infestation, rot, rust or loosening. All signs shall be kept neatly finished, including all metal parts and supports that are not galvanized or made of rust-resistant metals.

- b. View: Signs erected in the city shall not obstruct the clear view of traffic. If the location or design of a sign may result in a conflict with pedestrian or vehicular movement or circulation, the city may require a clearance of up to ten (10) feet from the finished grade level or curb elevation to the lowest part of such sign or a front setback of up to ten feet.
 - c. Out-of-Business Establishment: If a sign advertises a business, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and the sign faces shall be removed and replaced with blank faces within sixty (60) days after written notification from the city to the sign owner, owner of the property where the sign is located, or other party having control over said sign. Any expense incurred by the city incidental to removal shall be paid by the sign owner, owner of the property or other party having control over the sign. The expenses associated with sign removal may constitute a lien upon the property to be collected in the same manner as real property taxes.
 - d. Electrical signs: Signs erected shall comply with the appropriate electrical code.
 - e. Anchoring and safety: All pole signs shall be mounted on steel poles and shall meet wind loading limits as designated in the Building Code.
 - f. Illumination: Any light used for the illumination of a sign shall be so that the light will not shine directly on adjacent properties or create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares. Every external artificial light source shall be directed solely to, and concentrated sharply on, the sign.
 - g. Area measurement: The area of a sign shall be measured from the outside of the sign structure, on only one (1) face of the sign, and shall include the sign message and all of the elements of the matter displayed. Sign supports that do not form an integral part of the sign message or display shall be excluded from the sign area calculation.
 - h. Historic Districts: All properties in designated historic districts shall comply with the standards of the Historic District Commission.
4. **Prohibited Signs (all districts)**: The following listed signs are prohibited in any zoning district of the City: [amended 6/03, 7/05]
- a. A sign displaying intermittent lights and lights resembling the flashing lights customarily used in traffic signals, or police, fire, ambulance, or rescue vehicle or signs which imitate official traffic directional signs or devices.

- b. A sign using the words, "Stop", "Danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse a vehicle driver.
- c. Signs affixed to trees, shrubs or similar natural features.
- d. Signs affixed to fences or utility poles or structural elements not capable to support such signs except community promotional banners permitted under "Exempt Signs." [amended 2/04]
- e. Any sign which obstructs the ingress or egress from a required door, window, or other required exit.
- f. Signs on parked vehicles where the sign is the primary use of the vehicle.
- g. Banners used as permanent signs.
- h. Temporary signs and devices including inflatable devices, pennants, pinwheels, searchlights or other devices with similar characteristics, except when used temporarily for periods not to exceed fifteen (15) days to announce the opening of a new type of business or use by a new owner.
- i. Portable "A" frame signs, inverted "T" signs with spider legs, with or without wheels where lettering can be changed, rearranged or altered (see also definition of "portable" sign), except for the following:
 - 1) A-frame signs are permitted in the Clay-Western and National Register Historic Districts with Historic District Commission approval.
 - 2) A-frame signs are permitted in the Lakeside Business District (LBD), which is described as property with frontage along Lakeshore Drive between Estes Street to the East and McCracken Street to the West.
 - 3) A-frame signs will be temporary in nature and placed directly in front of the business it is advertising.
 - 4) Signs will be placed as to allow free-flowing pedestrian traffic in front of the business.
 - 5) An A-frame sign must be constructed out of sturdy, dense material that will be able to withstand the rugged Muskegon climate.
 - 6) All A-frame signs must adhere to the clear vision section of the Zoning Ordinance. (See Section 2334 3,b.)
 - 7) An encroachment agreement may be necessary for an A-frame sign, which would be obtained from the City Commission.
 - 8) The square footage of any sign face shall not exceed ten (10) square feet. The face of the sign shall not exceed four (4) feet in length.

- j. Signs which overhang or extend into a dedicated public right-of-way without the written consent of the city. Any signs which encroach upon the public right-of-way do not qualify as legal nonconforming signs. Such signs shall be considered an illegal use and shall be removed., unless an encroachment agreement was obtained from the City Commission.
 - k. Signs that have concrete foundations or other solid anchoring devices that project above the surface of the ground more than 18" (eighteen inches).
 - l. Signs which are painted, placed or constructed directly on or project from a roof.
 - m. Off-premise signs except billboards regulated herein or tourist oriented directional signs placed in cooperation with the City.
 - n. Signs with visible moving, revolving, rotating parts, or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means.
 - o. Externally illuminated signs which can bleed light, interfere with the city's "night sky" objectives, cast glare in the public right-of-way distracting drivers, and shining into adjacent residential areas interfering with resident's enjoyment of their personal property.
5. **Exempt Signs:** The following signs, provided such signs are established in a lawful manner and placed so as not to cause a nuisance or create a safety hazard, are permitted without a permit: [amended 6/03] [amended 8/05] [amended 4/06]
- a. One real estate sale and "For Rent" or "Lease" or construction sign per property not exceeding eight (8) square feet in display area when located within a residential district. For all other districts, one real estate sale and "For Rent" or "Lease" sign per major bordering street complying with the standards of Table II. In all districts, a building undergoing construction or major renovation may have one building wrap covering no more than 40% of one face of the building bordering a street. The building wrap must be removed at such time that the construction or renovation project is complete or a certificate of occupancy has been issued. All building wraps must be neatly hung, taut and secure, and presentable and may not pose a hazard to public safety.
 - b. On-site political campaign signs not exceeding thirty-two (32) square feet in display area. It is recommended that they are not erected any sooner than thirty (30) days prior to the scheduled day of election for which they are made and removed within 10 days of the election.
 - c. "No Hunting", "No Trespassing", and on-premise "Garage Sale" signs not exceeding four (4) square feet in display area.

- d. On-premise directional signs approved as part of the site plan process not exceeding two signs per road frontage and not exceeding six (6) square feet in display area or four (4) feet in height. Not more than twenty-five (25%) of the area of any directional sign may be devoted to business identification or logo.
- e. Signs identifying a building's address and/or the names of the occupants but not exceeding four (4) square feet in display area.
- f. Historic markers, signs identifying the names of a building or date of erection of a structure.
- g. Official notices of any court or public agency not exceeding twelve (12) square feet in display area.
- h. Window signs may be up to twenty five percent (25%) of the total window area of the commercial portion of the first floor of the front building face. This allotment may be divided between multiple windows on the commercial portion of the building.
- i. Traffic control, directional, warning, or informational signs when authorized by a public agency having appropriate jurisdiction.
- j. Signs required by federal or state agencies in connection with federal or state grant projects and programs.
- k. The flags of government or noncommercial institutions.
- l. One additional sign per premise.
- m. Banners for special events or sales, provided:
 - 1) Banners must be made of plastic, vinyl or another similar material of professional quality.
 - 2) Banners must be neatly hung, taut and secure.
 - 3) Banners may not pose a hazard to public safety.
 - 4) A business or institution with up to one 140 feet of frontage is limited to (one) 1 banner of no more than 24 square feet.
 - 5) A business or institution with between 141 and 280 feet of frontage is limited to two (2) banners totaling no more than 48 square feet.
 - 6) A business or institution with 281 feet of frontage or more is limited to three (3) banners totaling no more than 72 square feet.

- n. Community promotional banners attached to poles located on City property may be allowed by permission of the Zoning Administrator, provided: [amended 2/04]
 - 1) Banners must be made of plastic, vinyl or another similar material of professional quality.
 - 2) Banners must be neatly hung, taut and secure.
 - 3) Banners may not pose a hazard to public safety.
 - 4) An agreement will be in place with the owner of the pole.

6. **Permitted signs in all residential and mobile home park districts:**

- a. Entranceway monument signs are permitted for residential developments of up to twelve (12) square feet. One sign for each major public road frontage may be provided. Signs shall not exceed eight feet in height.
- b. Internally illuminated monument signs of up to thirty-two (32) square feet, not exceeding eight (8) feet in height, and internally lit wall signs up to twenty-four (24) feet for lawful institutional uses such as churches and schools. [amended 7/06]
- c. Legal business uses in residential districts are permitted signage as allowed in the B-1 zoning district, except for those uses otherwise addressed in this section. [amended 4/02]
- d. One (1) non-illuminated wall sign of up to eight (8) square feet for a home occupation. [amended 12/01]
- e. Changeable copy or message boards shall be part of a fixed, permanent sign and shall have rigid letters. Electronic message boards are prohibited.

7. **Permitted signs in the MC, B-2, B-3, B-4, B-5, I-1, and I-2 zones:** [amended 1/04, 10/05]

- a. Scope: Signs shall pertain exclusively to the business carried on within the building.
- b. Lighting: Signs may be illuminated, but no flashing or moving illumination shall be permitted.
- c. Number: One monument, or pole sign is permitted per property, regardless of the number of businesses there, except that one additional freestanding sign may be

erected per road frontage when the development has parallel frontage on at least one major street or corner frontages on at least one major street, totaling over 500 linear feet. Properties with frontage on Muskegon Lake are permitted an additional monument or pole sign on the water frontage only.

- d. Wall, Awning or Braquet Signs, Size: Signs shall not exceed ten (10) percent of the surface area of the commercial portion of the front building face and may be placed on any wall. In the case where the building is over one hundred feet (100') from the road, this allotment may be 15% of the front face of the storefront. In the case where the building is over 300 feet from the road, this allotment may be 20% of the front face of the storefront. In the case where the property has parallel frontage on at least one major street or corner frontage on at least one major street, this allotment may be 15% of the front face of the storefront.
- e. Wall, Awning or Braquet Signs, Placement: Signs shall be placed against the principal building or on a canopy. Signs shall not project above the roof line or cornice. No wall sign shall interrupt or conceal the architectural details of a building. A sign attached to a mansard shall be considered a wall sign.
- f. Changeable copy or electronic message boards: Shall be permitted provided:
 - 1) One changeable or electronic message board shall be permitted per premise.
 - 2) Changeable copy boards shall be part of a fixed, permanent sign and shall have rigid letters.
 - 3) Electronic message boards shall be dimmed at dusk.
 - 4) Electronic message board supports shall be at least seventy-five (75) feet from any residential use or zone.
- g. Free-standing signs:
 - 1) Setback: The leading edge of the sign must be out of the public right-of-way. Signs must be a minimum of 10 feet from a neighboring sign.
 - 2) Ground clearance: Ground clearance shall accommodate clear vision needs of the site.
 - 3) Area and Height: All signs shall comply with Table II.

8. Permitted signs in the B-1, Waterfront Marine Zone, Open Space Conservation, Open Space Recreation, Lakefront Recreation and Heritage Districts: [amended 1/04]

- a. Scope: Signs shall pertain exclusively to the business carried on within the building.
- b. Lighting: Signs may be illuminated, but no flashing or moving illumination shall be permitted.
- c. Number: One monument sign is permitted per property regardless of the number of businesses there. Properties with frontage on Muskegon Lake are permitted an additional monument or pole sign on the water frontage only.
- d. Wall, Awning or Braquet Signs, Size: Signs shall not exceed ten (10) percent of the surface area of the commercial portion of the front building and may be placed on any wall. In the case where the building is over one hundred feet (100') from the road, this allotment may be 15% of the front face of the storefront. In the case where the building is over 300 feet from the road, this allotment may be 20% of the front face of the storefront. In the case where the property has parallel frontage on at least one major street or corner frontage on at least one major street, this allotment may be 15% of the front face of the storefront.
- e. Wall, Awning or Braquet Signs, Placement: Signs shall be placed against the principal building or on a canopy. Signs shall not project above the roof line or cornice. No wall sign shall interrupt or conceal the architectural details of a building. A sign attached to a mansard shall be considered a wall sign.
- f. Changeable copy or message boards: Shall be part of a fixed, permanent sign and shall have rigid letters. Electronic message boards are prohibited.
- g. Free-standing signs:
 - 1) Setback: The leading edge of the sign must be out of the public right-of-way. Signs must be a minimum of 10 feet from a neighboring sign.
 - 2) Clear vision: Signs shall not obstruct clear vision requirements for motorists.
 - 3) Area and height: Signs shall comply with the area requirements of Table II and shall not exceed eight feet (8') in height.

9. Permitted signs in the WI-PUD District:

- a. Scope: Signs shall pertain exclusively to the business carried on within the building.
- b. Lighting: Signs may be illuminated, but no flashing or moving illumination shall be permitted.

- c. Number: One monument sign is permitted per approved PUD regardless of the number of businesses there.
- d. Directional signs: On-site directional signs shall be approved as part of the planned unit development process.
- e. Wall, Awning or Braquet Signs, Size: Signs shall not exceed ten (10) percent of the surface area of the front face of the building and may be placed on any wall. In the case where the building is over one hundred feet (100') from the road, this allotment may be 15% of the front face of the building. In the case where the building is over 300 feet from the road, this allotment may be 20% of the front face of the storefront.
- f. Changeable copy or message boards: Shall be part of a fixed, permanent sign and shall have rigid letters. Electronic message boards are prohibited.
- g. Free-standing signs:
 - 1) Setback: The leading edge of the sign must be out of the public right-of-way. Signs must be a minimum of 10 feet from a neighboring sign.
 - 2) Clear vision: Signs shall not obstruct clear vision requirements for motorists.
 - 3) Area and height: Signs shall comply with the area requirements of Table II and shall not exceed eight feet (8') in height.

10. Campus Signage: [amended 4/05]

- a. Scope: Signs shall pertain exclusively to the business(es) carried on within the campus area. These regulations shall apply to any campus situation in any zoning district.
- b. Lighting: Signs may be illuminated, but no flashing or moving illumination shall be permitted.
- c. Number: One (1) monument, or pole sign is permitted per campus, to be located in a prominent location such as the intersection of two major road frontages or near a main campus building (but not at a drive entrance) on the campus property in order to identify the major point of presence for the campus in accordance with Table II. In addition, one (1) monument, or pole sign is permitted per entrance/exit to the campus proper not to exceed thirty-two (32) square feet. In addition, one (1) campus "map" sign is permitted per parking area of ten thousand (10,000) square feet or more, interior to the campus itself, not to exceed twenty-four (24) square feet. One (1) free-standing sign is permitted, for identification purposes only.

- d. Wall, Awning or Bracket Signs, Size: Signs shall not exceed ten (10) percent of the surface area of the commercial portion of the front building face for any building located on the campus and may be placed on any wall. If a free-standing building identification sign is to be used for a particular building, the size of such sign will be subtracted from the total amount of wall signage allowed for the building.
- e. Wall, Awning or Bracket Signs, Placement: Signs shall be placed against the principal building or on a canopy. Signs shall not project above the roof line or cornice. No wall sign shall interrupt or conceal the architectural details of a building. A sign attached to a mansard shall be considered a wall sign.
- f. Changeable copy or electronic message boards: Shall be permitted provided:
 - 5) One changeable or electronic message board shall be permitted per campus.
 - 6) Changeable copy boards shall be part of a fixed, permanent sign and shall have rigid letters.
 - 7) Electronic message boards shall be dimmed at dusk.
 - 8) Electronic message board supports shall be at least seventy-five (75) feet from any residential use.
- g. Free-standing signs:
 - 1) Setback: The leading edge of the sign must be out of the public right-of-way. Signs must be a minimum of 10 feet from a neighboring sign.
 - 2) Ground clearance: Ground clearance shall accommodate clear vision needs of the site.
 - 3) Area and Height:
 - i. Signs identifying the major point of presence of the campus shall be in accordance with Table II.
 - ii. Free-standing signs located at campus entrances and exits may not be larger than thirty-two (32) square feet, and must be no higher than fifteen (15) feet.
 - iii. Map signs may not be larger than twenty four (24) square feet, and must be no higher than six (6) feet.
 - iv. Free-standing building identification signs may not be larger than fifteen (15) square feet, no higher than six (6) feet, and must be ground-mounted, monument signs only.

h. Informational and Directional Signs.

- 1) No permits shall be required for informational or directional signs having a maximum area of six (6) square feet.

11. Multi-Suite Buildings: [amended 1/04]

In the case of a building divided into more than one suite, where not every suite has direct access and exposure to the outside, this ordinance recognizes that signage needs are unique. As part of the site plan review for these buildings, the Zoning Administrator will work with the applicant to determine the most reasonable and practical use of signage for the site. The intent of this ordinance is that each suite, regardless of size, access or exposure, is reasonably afforded space for both wall signage and free-standing signage, with the amount of signage to be determined during the site plan review process. In the case of an existing multi-suite building which would not otherwise require a site plan review, a minor site plan review will be required in order to determine signage needs and allotment.

- a. Number: The Zoning Administrator may allow free-standing and wall signage in addition to what is already allowed for these properties, as long as not more than three (3) total free-standing signs are permitted and wall signage of not more than a total of twenty percent (20%) of the surface area of the commercial portion of the front building face is allowed.
- b. Wall, Awning or Braquet Signs, Placement: Signs shall be placed against the principal building or on a canopy. Signs shall not project above the roof line or cornice. No wall sign shall interrupt or conceal the architectural details of a building. A sign attached to a mansard shall be considered a wall sign.
- c. Free-Standing Signs:
 - 1) Placement: Placement of all free-standing signs permitted on the site will be determined by the Zoning Administrator. The leading edge of the sign must be out of the public right-of-way. Signs must be a minimum of 10 feet from a neighboring sign.
 - 2) Ground clearance: Ground clearance shall accommodate clear vision needs of the site.
 - 3) All free-standing signs will be required to comply with Table II.

12. **Permitted billboards:**

- a. **Overlay:** Billboards are hereby permitted in the following areas as a overlay districts regardless of the underlying zone:
- 1) Within 300 feet of the U S. 31 right-of-way, between the South Branch of the Muskegon River and Sherman Boulevard, provided there are no more than 8 sign faces on the entire corridor. Back-to-back signs count as one sign face. Display area is limited to 672 square feet.
 - 2) On Sherman Boulevard frontage, East of Barclay to the city limits; provided there are no more than 4 sign faces on the entire corridor. Back-to-back signs count as one sign face. Display area is limited to 300 square feet.
 - 3) On the West side of Henry Street frontage, South of Hackley to the city limits; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 300 square feet.
 - 4) On the East side of Henry Street frontage, South of Windsor to the city limits; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 300 square feet.
 - 5) On Laketon Avenue frontage, East of Getty to the city limits; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 300 square feet.
 - 6) On Laketon Avenue frontage, between Seaway and Fifth; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 300 square feet.
 - 7) On Northbound Seaway frontage, between Hackley and Dale; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 672 square feet.
 - 8) On Southbound Seaway frontage, South of Hackley to the city limits; provided there are not more than 2 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 672 square feet.

- 9) Within 500 feet of U.S. business 31, Southwest of the Southern branch of the Muskegon River to Eastern Avenue, provided there are not more than 6 sign faces on said stretch of roadway. Back-to-back signs count as one sign face. Display area is limited to 672 square feet.
 - 10) On the East side of Getty, South of Keating to city limits, provided there are not more than 2 sign faces on said stretch of roadway. Display area is limited to 300 square feet.
- b. Cap: A community cap of total allowable billboards is hereby placed at 32 total faces. In order for a new billboard permit to be issued, two faces and the associated supporting structure(s) controlled by the applicant must be removed from the city including, without limitation, billboards in excess of the number allowed in any given overlay zone and billboards outside an overlay district. When the 32 face cap is attained the ratio of trade-off shall be one for one.
- c. Standards: All billboards shall comply with the following:
- 1) Spacing: Billboard supports shall be at least seventy-five (75) feet from any residential use or zone and shall be spaced at least 300 feet from another billboard. Such distance shall not be measured from across a street. Billboards shall be at least 200 feet from the intersection of the following major streets; Henry, Laketon, Sherman, Barclay, Seaway and Getty.
 - 2) Height: The top of the billboard shall not exceed 20 feet above the average grade on a vacant lot and 35 feet above the average grade on a lot with a principal structure. Average grade shall be determined by; the ground on which the billboard sits or; the grade of the abutting roadway, whichever is higher.
 - 3) Lighting: Billboards on Seaway and U.S. 31 may be illuminated. Billboards in all other areas shall not be illuminated because of their potential to: bleed light, interfering with the City's "night sky" objectives; cast glare in the public right-of-way, distracting drivers; take attention from on-premise businesses; shine into adjacent residential areas impacting resident's enjoyment of their personal property.
 - 4) Landscaping: A landscaped strip of at least twenty five square feet shall be located immediately adjoining the supporting structure of the billboard.
 - 5) Setbacks: The leading edge of the sign face shall comply with setback requirements for the zone in which the billboard is located.

13. **Existing Nonconforming Signs:** [amended 1/04]

It is the intent of this subsection is to permit the continuance of a lawful use of any conforming sign existing at the effective date of adoption of this section, although such sign may not conform with the provisions of this Section. It is the intent that nonconforming signs shall not be enlarged, expanded or extended. Further, it is the intent that nonconforming signs and shall be gradually eliminated and terminated upon their complete natural deterioration or accidental destruction. However, nonconforming signs may be repaired and maintained so as to continue the useful life of the sign. The continuance of all nonconforming signs within the City shall be subject to the following requirements:

- a. **Status:** The burden of proving a sign is a legally nonconforming sign shall rest with the person claiming such status for the sign.
- b. **Structural Changes:** The frame faces, supports, or other parts of any nonconforming sign shall not be structurally changed, altered, substituted, or enlarged unless the resultant changed, altered, substituted, or enlarged sign does not become more nonconforming or conforms to the provision of this Ordinance. Any nonconforming sign, billboard or portion thereof may be diminished in size or dimension without jeopardizing the privilege of nonconforming use.

14. **Removal:** If the building official, zoning administrator or their authorized representative of the city determines that any sign regulated by this section is unsafe or constitutes a hazard to the public, such as obstructing vision of vehicle drivers or pedestrians, or has been constructed, erected or maintained in violation of the provisions of this section, after due notice, the official or inspector may remove the sign or require its immediate removal. Any expense incurred by the city incidental to the sign removal shall be paid by the sign owner, owner of the property where the sign is located, or other party having control over said sign.

Any sign placed or erected in a public street, alley or right-of-way or other public place, which is not specifically permitted in such place, shall be deemed an unlawful sign and the department of the city having jurisdiction over the maintenance of such public place shall remove such sign. Such removal may be without written or other notice to the owner, lessee or person of the property adjacent to the public street, alley, right-of-way, or other public place upon which the sign is located.

TABLE II: Sign Area and Height Limitations

Street Frontage* (linear ft.)	Maximum Sign Area	Maximum Height
50 and under	25	15
51-60	34	15
61-70	38	15

71-80	42	15
81-90	46	15
91-100	50	15
101-110	54	15
111-120	58	15
121-130	62	15
131-140	66	15
141-150	70	15
151-160	74	20
161-170	78	20
171-180	82	20
181-190	86	20
191-200	90	20
201-210	94	20
211-220	98	20
221-230	102	20
231-240	106	20
241-250	110	20
251-260	114	25
261-270	118	25
271-280	122	25
281- 290	126	25
291-300	130	25
301-310	134	25
311-320	138	25
321-330	142	25
331-340	146	25
341-350	150	25
351-360	154	30
361-370	158	30
371-380	162	30
381-390	166	30
391-400	170	30
401-410	174	30
411-420	178	30
421-430	182	30
431-440	186	30
441-450	190	30
451-460	194	30
461-470	198	30
Over 470	200	30

* Resultant parcels from parcel splits shall comply with these standards.
Frontage for corner parcels with frontage on two major streets shall be averaged.

